

SPECIAL FARMINGTON CITY COUNCIL MEETING

December 21, 2007

Present: Mayor Scott C. Harbertson, Council Members Paula Alder, Larry Haug and Sid Young, City Manager Max Forbush, City Planner David Petersen, and City Recorder Margy Lomax

Others Present: Todd Godfrey, Farmington City Attorney
Paul Hirst, Farmington City Engineer
Tim Taylor, WECE Engineers
Russell Youd, Horrocks Engineers
Ron Mortimer, Horrocks Engineers
Kathie Izatt, America West
Robert McConnell, America West
Elizabeth Angyal, CenterCal Properties
Hermarms Stegn, CenterCal/Kittelson & Assoc., Inc.
Michelle Howey, Standard Examiner
Steven Gilbert, ArcSitio Design/SHIVAS
Bradford Houston, ArcSitio Design
Bruce Lemans, America West
Wilf Sommerkorn, Davis County
Fred Babcock, America West
Paul Bringham, Stantec Consulting (representing Ron Martinez)
Jacob Jensen, Stantec Consulting (representing Ron Martinez)
Ron Martinez, America West Development
Jean Paul Wardy, CenterCal
Kent Sulser, Davis County Economic Development
Tod B. Jones, landowner
Scott Hirschi, landowner
Ryan Hales, America West
Craig Cummings, America West
Joe Perrin, A-Trans Engineering
Loyal Hume, Kirton & McConkie
Scott Harwood, SHIVAS
Mike Haws, SHIVAS
Russ Workman, Farmington Land Company (589-2356)

The meeting began at 2:05 p.m. with Mayor Harbertson welcoming everyone. He then turned the time over to Tim Taylor, Farmington City's engineering consultant, for discussion regarding updating Farmington City's Master Transportation Plan specifically targeting the area

in west Farmington.

He reviewed the “*West Side Transportation Plan Scope*” which included the following key steps in preparing the plan: (1) existing network; (2) future land uses – City & landowners – (3) existing network with future land uses; (4) identify issues; (5) local mitigation; (6) legislative issues and (7) regional mitigation. Numbers 1 through 5 comprise Phase 1 of the study while numbers 6 & 7 make up Phase 2 in the planning process. Phase 1 allows landowners to continue on with their developments while the City studies transportation issues. The main objective is to talk about future land uses of the property in west Farmington.

Mr. Taylor stated he had previously been hired by the City to evaluate UDOT’s four alternatives for a Legacy Highway to Legacy North connection to be located in west Farmington. The City denied UDOT’s request to amend the City’s General Plan listing UDOT’s preferred Alternative #3 on its plan. The City informed UDOT of its choice to have the connection located further to the west. Because Mr. Taylor had been involved with evaluating the Legacy North connection, the City felt it was a good transition to hire him to update the City’s current Master Transportation Plan. He and Horrocks Engineers are working together on this effort. Mr. Taylor will be the project manager and Horrocks Engineers will do the technical analysis. Horrocks Engineers originally prepared the City’s Master Transportation Plan.

Mr. Taylor pointed out that one issue that needs to be addressed is Park Lane whether it will be able to accommodate the development which will occur over the next 5 - 10 years. It is felt Park Lane has some capacity concerns. The engineers plan on involving UDOT in discussions to look at local mitigation issues regarding Park Lane which is State owned. Tim Taylor said it is necessary to look at transportation planning from a regional perspective.

Russell Youd stated that UDOT is planning on moving forward with Alternative #3 for the North Legacy connection. He pointed out that UDOT cannot condemn land until an environmental assessment has been done which would take years to complete after the State Legislature commissions it to be done. UDOT will be purchasing land along the Alternative #3 corridor if landowners are willing to sell. Construction for the Legacy Highway to North Legacy connection is not planned for at least 15 years.

Mr. Taylor said the City is in a sensitive position with UDOT by having denied their request to amend the City's Master Transportation Plan and then in wanting UDOT's approval for a local access interchange off of Park Lane.

Tim Taylor explained to the landowners that he wants to see conceptual land use plans for their developments showing the highest and best uses of the property. He stated he had received this information from Rich Haws and requested the other landowners to get this information to him within the next couple of weeks; what are their highest and what are their

minimal land use options.

Tod Jones, representing J.H. Ranches, the landowner of 15 acres in west Farmington presented a preliminary site plan for 15 acres which will have 14 different buildings with 160,000 sf. ft.

Paul Bringhurst of Stantec, representing Ron Martinez, owner of 140 acres and a triangle piece across from CenterCal Properties' site. They are currently in the land use planning stage. He stated Mr. Martinez is looking at mixed use. Their plans at this time are very conceptual, but they do have the zoning and know what it allows.

Loyal Hume, representing Rich Haws whose is developing property under the entity name of Station Park, stated they are still in the planning stages. He said they might have high density housing offices. What goes into their development will depend on the market, what drives it. They have approximately 80 acres of land. They have not received a zone change on it as yet.

Kent Sulser, Davis County, stated the County owns a parcel of 57½ acres which is zoned "A". The County has commissioned a study regarding the property which will be published on February 5. Until the County receives the study, they are not quite sure what to do. The timing is completely uncertain. The study features functions of the Fair Park as to where it needs to be located from an events-planning perspective. Mr. Sulser stated that if UDOT's preferred

Alternative #3 comes to fruition, it will devastate the Fair Park. The study will address the possibility of re-location. They are trying to determine what options are available.

Russ Workman stated the Farmington Land Company owns a few acres, but they are not prepared to say what will happen on their property.

Jean Paul Wardy of CenterCal Properties stated they are anticipating an opening in the fall of 2009 for their Station Park Project located next to the Commuter Rail Station. The first phase will be 650,000 - 680,000 square feet of retail with some office space. One access point off of Park Lane has been approved by UDOT which he said is "*set in steel, not going anywhere*". The development will be primarily single-story buildings.

Tim Taylor stated regional transportation issues will come into play in the master planning process. He said it could possibly involve re-alignment changes to local networks. They will look at what is currently there. He then answered questions from the audience.

Elizabeth Angyal of CenterCal asked if there were any plans for the intersection of Clark Lane and Park Lane to re-align it by swinging the road west.

Mr. Taylor responded stating that it is a concept only. A connection at that point would take the focus off of the west State Street neighborhood where neighbors are concerned about traffic. This idea will be addressed as a part of the overall study. It is anticipated the study will

be completed by the end of March for Phase 1. Phase II of the study will depend on the outcome of the Legislature and UDOT options and what mitigation needs to be done to Park Lane.

The master planning will be conducted assuming the Legacy North connection will be going to the west and not down the UTA corridor. The final Master Plan may address that issue in detail.

Mr. Taylor informed the attendees they will be involved in the process at two different times – once in the middle of the study; and once at the end. He asked them to contact him with any questions or comments as the process moves along.

There being no further discussion, the meeting adjourned at 3:00 p.m.

Margy L. Lomax

City Recorder

Special City Council Meeting

December 20, 2007